

## **SUPPORTING DOCUMENTS**



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January 26, 2022

**VIA EMAIL [brad@sadeklaw.com](mailto:brad@sadeklaw.com) AND REGULAR MAIL**

**BRAD J. SADEK**

Sadek and Cooper  
1315 Walnut Street  
Suite 502  
Philadelphia, PA 19107

**VIA REGULAR MAIL**

**Lori S Bascome**

201 Hansell Road  
Newtown Square, PA 19073

**RE: Debtor(s): Lori S Bascome  
Case No. 19-11040-elf  
Notice of Default for Lori S Bascome**

Dear **BRAD J. SADEK** and **Lori S Bascome**,

As you may recall, this firm represents **THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-1**, a secured creditor with respect to the property located at 201 Hansell Road, Newton Square, PA 19073-2508. Please consider this letter as a Notice of Default under the terms of the Stipulation with respect to the Motion for Relief. (DE 80) ("Stipulation").

Our office has been informed that Debtor(s), **Lori S Bascome**, ("Debtors") has failed to make the following payments pursuant to the Stipulation entered by the Court on August 19, 2020. Accordingly, the total amount currently due and owing totals the sum of \$23,946.44 with the debtor's regular monthly payment of \$3,234.98 becoming due on February 1, 2022.

Pursuant to the terms of the Stipulation, **this default needs to be cured within 10 DAYS (10)**

**days of the date of this Notice.**

Monthly Payments Past Due 06/01/2021-01/01/2022 8 @ \$3,234.98	\$25,879.84
Suspense Balance	\$1,933.40
<b>Total Amount Due to Cure Default:</b>	<b>\$23,946.44</b>

The address where payments should be sent is:

**Carrington Mortgage Services, LLC  
P.O. Box 3790  
Anaheim, CA 92806**

Please note, failure to cure this default within ten (10) days from the date of this notice will result in **THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-1** filing an order terminating the automatic stay. **Please notify me once the payment has been sent, and provide me with proof of the payment.**

If you have any questions or wish to discuss this matter in more detail, please contact at me at cwohlab@raslg.com. Thank you.

Sincerely,

/s/ Charles G. Wohlab  
Charles G. Wohlab, Esq.

Post Suspense Short Fall Balance	\$28,454.31

Transaction Type	Transaction Date	Amount Received	Post-petition Due Date	Post Amt Due Per PCN	Contractual Amt Applied	Principal & Interest	Escrow	Posting Over/Short	Credit to Post Suspense	Debit from Post Suspense	Post Suspense Balance
Beginning Balance	2/20/2019	\$0.00	2/1/2019						\$0.00	\$0.00	\$0.00
Post-Petition	03/18/19	\$3,122.84	3/1/2019	\$3,122.84	\$3,122.84	\$2,400.02	\$722.82	\$0.00	\$0.00	\$0.00	\$0.00
Post-Petition	04/26/19	\$3,122.84	4/1/2019	\$3,122.84	\$3,105.73	\$2,400.02	\$705.71	\$0.00	\$0.00	\$0.00	\$0.00
Post-Petition	05/31/19	\$3,122.84	5/1/2019	\$3,122.84	\$3,122.84	\$2,400.02	\$722.82	\$0.00	\$0.00	\$0.00	\$0.00
Post-Petition	07/01/19	\$3,122.34							\$3,122.34	\$0.00	\$3,122.34
Post-Petition	07/31/19	\$3,122.84	6/1/2019	\$3,122.84	\$3,122.84	\$2,400.02	\$722.82	\$0.00	\$0.00	\$0.00	\$3,122.34
Post-Petition	09/03/19	\$3,122.84	7/1/2019	\$3,122.84	\$3,122.84	\$2,400.02	\$722.82	\$0.00	\$0.00	\$0.00	\$3,122.34
Post-Petition	10/15/19	\$3,122.84	8/1/2019	\$3,122.84	\$3,122.84	\$2,400.02	\$722.82	\$0.00	\$0.00	\$0.00	\$3,122.34
Post-Petition	11/29/19	\$3,122.84	9/1/2019	\$3,122.84	\$3,122.84	\$2,400.02	\$722.82	\$0.00	\$0.00	\$0.00	\$3,122.34
Post-Petition	05/07/20	\$3,122.84	10/1/2019	\$3,122.84	\$3,122.84	\$2,400.02	\$722.82	\$0.00	\$0.00	\$0.00	\$1,736.84
Post-Petition	06/01/20	\$3,174.20	4/1/2020	\$3,122.84	\$3,122.84	\$2,400.02	\$722.82	\$51.36	\$51.36	\$0.00	\$1,788.20
Post-Petition	06/01/20								\$0.00	\$0.00	\$1,788.20
Post-Petition	07/22/20	\$3,122.84	5/1/2020	\$3,173.40	\$3,173.40	\$2,400.02	\$773.38	-\$50.56	\$0.00	\$50.56	\$1,737.64
Post-Petition	08/28/20	\$3,173.40	6/1/2020	\$3,173.40	\$3,173.40	\$2,400.02	\$773.38	\$0.00	\$0.00	\$0.00	\$1,737.64
Post-Petition	09/30/20	\$3,173.40	7/1/2020	\$3,173.40	\$3,173.40	\$2,400.02	\$773.38	\$0.00	\$0.00	\$0.00	\$1,737.64
Post-Petition	11/02/20	\$3,173.40	8/1/2020	\$3,173.40	\$3,173.40	\$2,400.02	\$773.38	\$0.00	\$0.00	\$0.00	\$1,737.64
Post-Petition	01/04/21	\$3,173.40	9/1/2020	\$3,173.40	\$3,173.40	\$2,400.02	\$773.38	\$0.00	\$0.00	\$0.00	\$1,737.64

Post-Petition	02/12/21	\$3,173.40	10/1/2020	\$3,173.40	\$3,173.40	\$2,400.02	\$773.38	\$0.00	\$0.00	\$0.00	\$1,737.64
Post-Petition	04/30/21	\$3,234.98	11/1/2020	\$3,173.40	\$3,173.40	\$2,400.02	\$773.38	\$61.58	\$61.58	\$0.00	\$1,799.22
Post-Petition	06/01/21	\$3,234.98	12/1/2020	\$3,173.40	\$3,173.40	\$2,400.02	\$773.38	\$61.58	\$61.58	\$0.00	\$1,860.80
Post-Petition	07/30/21	\$3,234.98	1/1/2021	\$3,173.40	\$3,173.40	\$2,400.02	\$773.38	\$61.58	\$61.58	\$0.00	\$1,922.38
Post-Petition	09/30/21	\$3,234.98	2/1/2021	\$3,173.40	\$3,173.40	\$2,400.02	\$773.38	\$61.58	\$61.58	\$0.00	\$1,983.96
Post-Petition	11/09/21	\$6,408.38	3/1/2021	\$3,173.40	\$3,173.40	\$2,400.02	\$773.38	\$3,234.98	\$3,234.98	\$0.00	\$5,218.94
Post-Petition	11/09/21		4/1/2021	\$3,173.40	\$3,173.40	\$2,400.02	\$773.38	-\$3,173.40	\$0.00	\$3,173.40	\$2,045.54
Post-Petition	12/23/21	\$3,122.84	5/1/2021	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$112.14	\$0.00	\$112.14	\$1,933.40
Post-Petition	12/27/21	\$1,962.09	6/1/2021	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$1,272.89	\$0.00	\$1,272.89	\$660.51
Post-Petition Payment Due	03/24/22		7/1/2021	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$3,234.98	\$0.00	\$3,234.98	-\$2,574.47
Post-Petition Payment Due	03/24/22		8/1/2021	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$3,234.98	\$0.00	\$3,234.98	-\$5,809.45
Post-Petition Payment Due	03/24/22		9/1/2021	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$3,234.98	\$0.00	\$3,234.98	-\$9,044.43
Post-Petition Payment Due	03/24/22		10/1/2021	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$3,234.98	\$0.00	\$3,234.98	-
Post-Petition Payment Due	03/24/22		11/1/2021	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$3,234.98	\$0.00	\$3,234.98	\$15,514.39
Post-Petition Payment Due	03/24/22		12/1/2021	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$3,234.98	\$0.00	\$3,234.98	-
Post-Petition Payment Due	03/24/22		1/1/2022	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$3,234.98	\$0.00	\$3,234.98	\$18,749.37
Post-Petition Payment Due	03/24/22		2/1/2022	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$3,234.98	\$0.00	\$3,234.98	\$21,984.35
Post-Petition Payment Due	03/24/22		3/1/2022	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$3,234.98	\$0.00	\$3,234.98	-
Post-Petition Payment Due	03/24/22		3/1/2022	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$3,234.98	\$0.00	\$3,234.98	\$25,219.33
Post-Petition Payment Due	03/24/22		3/1/2022	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$3,234.98	\$0.00	\$3,234.98	-
Post-Petition Payment Due	03/24/22		3/1/2022	\$3,234.98	\$3,234.98	\$2,400.02	\$834.96	-\$3,234.98	\$0.00	\$3,234.98	\$28,454.31